

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On November 4, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on November 4, 2013 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF OCTOBER 28, 2013. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of October 28, 2013. The motion passed unanimously.

COMMUNICATIONS

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 13-226 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 107-167-058
Grantor: Paul A. Lavallee, et al.
Property: 253 Triangle Boulevard, Middlebury, CT
Project Purpose: Oxford Airport Federal Aviation Regulation, Part 150 Noise Study
Item Purpose: Acquisition of 0.83+/- acres of land, in fee, together with all improvements situated thereon, a "total take".

In January 2009 the Federal Aviation Administration (FAA) approved the Noise Compatibility Program (NCP) which recommended the voluntary acquisition of 72 single-family homes impacted by incompatible noise levels generated by the Waterbury-Oxford Airport. The 72 homes lie within the Runway Projection Zone, are adjacent to it, or are within certain decibel day night level (DNL) noise contours. The subject property is the 50th in this project to come before the Board and is located in the project's Phase 6 (of 7) area. Staff recommended Board approval of the item. DOT has authority under Section 13b-44 to establish and maintain state airports, and acquire any lands determined to be necessary

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 4, 2013

Page 2

to improve the adequacy of existing state airports. DOT has authority under Section 8-273a to provide relocation assistance and undertake the acquisition of real property on a federally funded project provided the acquisitions and relocation payments and assistance procedures comply with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act. The appraisal report prepared by DOT Appraiser Anthony John DeLucco supports the purchase price of \$297,500.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB#	13-229	Transaction/Contract Type:	AE / Task Letter
Project Number:	BI-N-336	Origin/Client:	DCS/DESPP
Contract:	OC-DCS-ARC-0046	Task Letter:	#3
Consultant:	Tecton Architects, P.C.		
Property:	DESPP Central District Dispatch, 1111 Country Club Road, Middletown		
Project Purpose:	DESPP Central District Dispatch Renovations Project		
Item Purpose:	Task Letter #3 to compensate the consultant for all of the customary architectural services and MEP services required for interior renovations as well as permitting and design services related to the installation of an emergency generator.		

Staff reported that the scope of this project involves the design and construction administration for a “near complete gut” of the 5,500 GSF of space on the 3rd floor of headquarters for the Department of Emergency Services and Public Protection (“DESPP”). This renovation is required for the consolidation of DESPP central dispatch functions in Middletown. The scope of the renovations will include the development of twenty-three work stations, building interior improvements as well as MEP upgrades. In addition the project will include the development of specifications and requirements for the installation of a new generator and switch gear to service the building inclusive of an uninterrupted power source during transfer.

In May 2012, SPRB approved Tecton Architects, P.C. (“TA”) (PRB #12-129) as one of six firms under the latest On-Call Architect Series of consultant contracts. These contracts expire in August 2014 and have a maximum cumulative fee of \$500,000. TA has been approved for one task letter to date in the amount of \$94,500 for HVAC improvements at Asnuntuck Community College.

Proposed Task Letter #3 is a new task letter and is subject to SPRB approval because it exceeds \$100,000. The total Construction Budget for the project \$1,160,728 and the Architect’s total fee for the project is \$134,000. The overall project budget is \$1,466,801. As detailed in the scope letter from TA to DCS the scope is intended to compensate the Architect for the following project scope:

- Development of an overall design plan as well as CA services for the complete renovations of the “near complete gut” of the 5,500 GSF of space on the 3rd floor of headquarters for the Department of Emergency Services and Public Protection (“DESPP”).
- Coordination with various sub-consultants for special services related to MEP design components, permitting and cost estimating.
- Construction administrations services such as attendance at meetings and review of submittals/RFIs for the specified scope.

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, November 4, 2013

Page 3

Staff recommended that SPRB approve Task Letter #3.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #13-226 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-226. The motion passed unanimously.

PRB FILE #13-229 – Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-229. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary